

CITY PLANNING COMMISSION MINUTES

FEBRUARY 20, 2003

The regular meeting of the City Planning Commission convened Thursday, February 20, 2003, at 1:38pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Thomas Fields, Lynn Moyer, Charles Winn, Randal Hernandez (arrived 1:55pm)

ABSENT: COMMISSIONERS: Charles Greenberg, Gregg Whelan

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Lynette Ferenczy, Planner III

OTHERS PRESENT: Heather Mahood, City Attorney
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of January 16, 2003 were approved on a motion by Commissioner Winn, seconded by Commissioner Fields and passed 4-0. Commissioner Hernandez had not yet arrived, and Commissioners Greenberg and Whelan were absent.

SWEARING OF WITNESSES

REGULAR AGENDA

1. Case No. 0208-04, Site Plan Review, Standards Variance, Rezoning, ND 49-02

Applicant: Bou Srot Taing c/o JF Construction
Subject Site: 1422 West Willow Street
Description: A request for a Zone Change for a portion of the property from Single Family Residential (R-1-N) to Community Auto-Oriented (CCR) and the construction of a

4,982 sq.ft. one-story shopping center. The other applications include a Site Plan Review and a Standards Variance to allow a two-way driveway 39' from the intersection (instead of not less than 90').

Lynette Ferenczy presented the staff report recommending approval of the applications since the project would develop a blighted vacant lot and provide a compatible use for the surrounding community.

In response to a query from Chairman Sramek regarding widening the Willow Street driveway to accommodate rush hour traffic, Ms. Ferenczy said that she would consult the Traffic Department to see if additional striping would help direct incoming traffic to keep them from blocking the street.

In response to another query from Chairman Sramek regarding allowable business types, Mr. Carpenter said that check cashing businesses would require a CUP which would be heard by the Commission.

Jun Farrell, 3610 Long Beach Blvd., JF Construction, applicant, said that the approximately five shopping center tenants would be retail stores.

Commissioner Winn expressed support for the project, and moved to certify Negative Declaration 49-02; to recommend that the City Council approve a Zone change from R-1-N (Single Family Residential) to CCR (Community Auto-Oriented); and to approve the Site Plan Review and Standards Variance to allow a two-way driveway 39' from the intersection (instead of 90'), subject to conditions.

Commissioner Moyer seconded the motion, which passed 4-0. Commissioner Hernandez had not yet arrived, and Commissioners Greenberg and Whelan were absent.

M A T T E R S F R O M T H E A U D I E N C E

Linda Ivers, 5565 Linden, stated that she although she had opposed the VOA project overall, she had had extended discussions with the building landlord, and she had decided to support his request if no changes were made before the next meeting on the item.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Zeller noted that City Council had denied the appeal by foes of the parking facility at Veterans' Stadium, and had approved the sale of City property to the City College in return for rent credits for the above-referenced parking spaces. Mr. Zeller also noted that Council had okayed the retention of consultants for the Environmental Report and the design contract for the planned airport parking structure.

Greg Carpenter discussed the increasing nationwide promotion of residential development in mixed use zones, and Commissioner Hernandez added that SCAG had begun to launch community-based outreach efforts to address the issue.

Mr. Carpenter distributed copies of key issues affecting development guidelines, and noted that the recently-sdopted Bixby Knolls guidelines might be implemented as a standard, or possibly for specific projects.

Angela Reynolds distributed a retyped version of the LCP with no changes, and noted that the Land Use Element update and the Mobility (transportation) Update would be done simultaneously to serve the 'smart growth' model.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

Commissioner Winn asked who was negotiating with Boeing on the PacifiCenter project and how active the Boeing employees were in the process. Mr. Zeller replied that the participants are part of the original team.

A D J O U R N

The meeting adjourned at 2:10pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk